



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, November 9, 2021

5:30 PM

Municipal Center, 300 S. Church

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent 2 - Dennis Zolper and Monroe Pointer

3. Approval of minutes

Minutes for MAPC - October 26, 2021

A motion was made by Jimmy Cooper, seconded by David Handwork, that this matter be Approved . The motion PASSED with the following vote:

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

4. Miscellaneous Items

MISCELLANEOUS REVIEW: 2603 Moore Road

Carlos Wood of Wood Engineering is requesting a temporary, seasonal, chat parking area to be allowed at 2603 Moore Road. This parking will only be allowed until January 31, 2022 and will be restored to its previous form after this date.

APPLICANT: Carlos Wood of Wood Engineering stated the city contacted me about a parking lot that was being constructed without a permit. The owner did not realize he needed a permit to expand a parking lot. His building was built two years ago and the contractors had an office trailer in the parking, so he just added to that parking area. He signed a contract with Fed Ex prior to knowing that this parking lot needed to meet city standards. He is asking us to leave it like it is until January 21st, then he will put it back to its normal condition.

STAFF: Derrel Smith stated we looked at it and as long as it's going to be temporary and go back to normal conditions after January 21st we would recommend this be approved.

COMMISSION: Paul Ford stated my question is to the staff. Is there any reason why we wouldn't want to help them do this?

STAFF: Derrel Smith stated city ordinance requires parking lots be paved, not just throw gravel down and start parking trucks. If it's going to be a full time parking lot they are going to have to meet landscape and overlay requirements. Since it's temporary for 2 ½ months we can go forward with it, but if it's going to be longer than that they will have to come back and meet all city requirements.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

5. Preliminary Subdivisions

PRELIMINARY SUBDIVISION APPROVAL: Boston Proper Phase 3

Carlos Wood of Wood Engineering is requesting MAPC Preliminary Subdivision Approval for Boston Proper Phase 3 for 26 lots on 7.70 acres +/- for property zoned R-1 Single Family Residential District that is a continuation of Boston Proper Phase I and II.

Carlos Wood of Wood Engineering is requesting MAPC Preliminary Subdivision Approval for Boston Proper Phase 3 for 26 lots on 7.70 acres +/- for property zoned R-1 Single Family Residential District that is a continuation of Boston Proper Phase I and II.

APPLICANT: Carlos Wood of Wood Engineering stated we are asking for preliminary approval. One thing that is not showing on the plans is we will provide an all-weather access from the west end of our phase to Richardson Road to give us an extra outlet for Boston Proper.

STAFF: Derrel Smith stated we have reviewed it and it does meet all the requirements of the subdivision codes. We would recommend approval.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

PRELIMINARY SUBDIVISION APPROVAL: Pacific Grove Phase 1

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Approval for Pacific Grove Phase 1 for 73 lots on 21.75 acres +/- for property zoned R-1 Single Family Residential District. This subdivision will be located off of Pacific Road.

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Approval for Pacific Grove Phase 1 for 73 lots on 21.75 acres +/- for property zoned R-1 Single Family Residential District. This subdivision will be located off of Pacific Road.

APPLICANT: Mark Morris of Mark Morris Construction stated we are seeking preliminary approval for 73 lots on 21 acres, this is Phase I.

STAFF: Derrel Smith stated we have reviewed it and it does meet all the

requirements of the subdivision ordinance. We would recommend approval.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

6. Final Subdivisions

FINAL SUBDIVISION APPROVAL: Bridlewood Phase V

Carlos Wood of Wood Engineering is requesting MAPC Final Subdivision approval for Bridlewood Phase 5. This subdivision is adjacent south of Longcrest Drive and north of Saddlecrest Drive and is for 25 proposed lots on 14.10 acres within the R-1 Single Family Residential Zoning District.

APPLICANT: Carlos Wood of Wood Engineering stated this is a final approval request. The project is completed except for the asphalt so we are needing this approval to get the plat filed.

STAFF: Derrel Smith asked Michael Morris if all bonds were in place.

STAFF: Michael Morris stated no we will hold the plat and not record it until that's received.

STAFF: Derrel Smith stated we have reviewed it and it does meet all the requirements of the subdivision codes. We would recommend approval.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

FINAL SUBDIVISION APPROVAL: Eden Hills Estates Phase III

Mark Morris of Mark Morris Construction is requesting MAPC Final Subdivision Approval for Eden Hills Estates Phase III for 32 lots on 12.41 acres +/- for property zoned R-1 Single Family Residential District located north of Peachtree Avenue and west of Pebblewood Drive that is a continuation of Eden Hills Estates Phase I and II.

Mark Morris of Mark Morris Construction is requesting MAPC Final Subdivision Approval for Eden Hills Estates Phase III for 32 lots on 12.41 acres +/- for property zoned R-1 Single Family Residential District located north of Peachtree Avenue and west of Pebblewood Drive that is a continuation of Eden Hills Estates Phase I and II.

APPLICANT: Mark Morris of Mark Morris Construction stated we are asking for final approval for 32 lots on 12 acres. We are complete except for asphalt. I do not have a bond yet but I will get that.

STAFF: Derrel Smith stated we have reviewed it and it does meet all the requirements of the subdivision codes. We would recommend approval.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

7. Conditional Use

CONDITIONAL USE: 2915 Kazi Street

Ken Yarbrough is requesting MAPC Approval for a Conditional Use to place a new, two-sided billboard on the property located at 2915 Kazi Street. This request is for two digital displays, one on each side. This property is currently zoned C-3, General Commercial.

APPLICANT: George Hamman stated we prepared the application and the sketch for this. Ruby Tuesday's went out of business and Ken Yarbrough bought that building and is in the process of opening a new family restaurant. It is zoned C-3 and billboards are a permitted use in C-3 zoning. We do have the proper spacing by state and city standards from other billboards that are along the highway. The construction standards are also spelled out in the city codes. There are some on premise signs there and I'm sure that during the design we will be taking into consideration lines of sight so we don't block other signs along the area. The only stipulation that has us in front of the Planning Commission for a billboard is the fact that they want this to be digital. That is the only permission we are asking from you is it to be digital, otherwise it is a permitted use.

STAFF: Derrel Smith asked George Hamman if he got the distances off of Edge.

APPLICANT: George Hamman stated yes. From where we would like to place this, the nearest sign to the west of us is 5000 feet, nearest sign to the east of us is just short of 4000 feet.

STAFF: Derrel Smith stated we have reviewed this and would recommend approval with the following conditions. That the sign shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light. At no time shall a sign exceed a brightness level of three tenths foot candles above ambient light as measured using a foot candle meter. All signs shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions. No sign message shall be displayed for a period of time less than eight seconds and a maximum transition time shall seem instantaneous to the human eye. That upon issuance of the zoning permit approval all other building permits and licenses required locally and statewide may be applied for and obtained by the applicant.

PUBLIC: Naz Kazi stated I own property at 2910 and 2909 Kazi Street. We will be getting a new sign to replace our existing one for the Baymont Inn so we just want to make sure that our sign and their sign were not blocking each other on height.

STAFF: Derrel Smith asked George Hamman the height of the billboard.

APPLICANT: George Hamman stated less than 55 feet.

PUBLIC: Naz Kazi stated the top of our sign is at 40 feet.

COMMISSION: Paul Ford asked are you trying to change the height or just get a more modern sign.

PUBLIC: Naz Kazi stated Baymont Inn has changed our logo so they are making me put up a new sign.

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Paul Ford and Stephanie Nelson

Absent: 2 - Dennis Zolper and Monroe Pointer

8. Rezonings

9. Staff Comments

Derrel Smith stated just a reminder this will be the only meeting we have in November because of Thanksgiving. December we will only have one meeting also.

10. Adjournment